

| LINE | LENGTH  | BEARING     | RECORD CALLS        |
|------|---------|-------------|---------------------|
| L1   | 120.00' | S75°21'54"E | S75°21'54"E-120.00' |
| L2   | 75.57'  | S14°38'03"W | S14°38'03"W-75.57'  |
| L3   | 42.15'  | N86°25'35"E | N86°25'35"E-42.15'  |
| L4   | 125.00' | S3°34'25"E  | S3°34'25"E-125.00'  |
| L5   | 101.84' | S86°25'35"W | S86°25'35"W-101.84' |
| L6   | 85.00'  | S3°49'16"E  | N3°49'16"W-85.00'   |
| L7   | 136.08' | S86°25'35"W | S86°25'35"W-136.08' |
| L8   | 336.12' | N14°38'06"E | N14°38'06"E-336.12' |
| L9   | 100.01' | S75°21'54"E | S75°21'54"E-100.01' |
| L10  | 21.18'  | N85°19'57"E | N85°19'57"E-21.18'  |

**NOTES:**

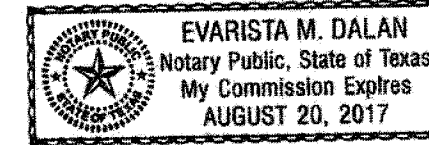
1. ALL LOT CORNERS MARKED WITH 1/2" IR & CAP STAMPED "M & ASSOC., KILLEEN" FOUND.
2. ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCE. COMBINED SCALE FACTOR=1.0001168.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF PUBLIC SIDEWALKS ALONG THE ENTIRE FRONTAGE OF DRAINAGE TRACT A.
4. THE STORM WATER DETENTION SYSTEM WILL BE ACCEPTED BY THE CITY OF KILLEEN WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET:
  1. CONSTRUCTION IS COMPLETE FOR 75 PERCENT OF THE LOT(S) WITHIN THIS DEVELOPMENT.
  2. TURF HAS BEEN PERMANENTLY ESTABLISHED WITHIN THE STORM WATER DETENTION SYSTEM.
  3. THE STORM WATER DETENTION SYSTEM HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY RELEASED CONSTRUCTION PLANS.
  4. THE STORM WATER DETENTION SYSTEM HAS BEEN CLEARED OF ALL SEDIMENT BUILDUP RESULTING FROM CONSTRUCTION ACTIVITIES.
  5. ALL AREAS OF EROSION OR MATERIAL DETERIORATION WITHIN THE STORM WATER DETENTION SYSTEM HAVE BEEN REPAIRED.
  6. A FENCE OR OTHER APPROVED SECURITY MEASURES ARE ERECTED AROUND THE DETENTION STRUCTURE.
5. PERIMETER LOTS ADJACENT TO DISSIMILAR EXISTING SINGLE FAMILY USE SHALL BE RESTRICTED TO ONE STORY CONSTRUCTION. THOSE LOTS ARE PARTICULARLY DEFINED AS LOTS 10 THROUGH 27, BLOCK 1.
6. DUPLEX LOTS 1-27, BLOCK 1 & LOTS 1-9, BLOCK 2 SETBACKS SHALL BE AS FOLLOWS:
  - FRONT SETBACK - 20 TO 25 FEET - TYPICAL SETBACK SHALL BE 25 FEET EXCEPT THAT SOME LOTS (NO MORE THAN ADJACENT LOTS) MAY HAVE A FRONT SETBACK REDUCED TO 20 FEET TO ACHIEVE AN AESTHETIC STAGGERED FRONT HOUSING LINE. WHERE THE FRONT SETBACK IS REDUCED TO 20 FEET THE REAR SETBACK FOR THAT LOT SHALL BE INCREASED TO 30 FEET FROM THE STANDARD 25 FEET.
  - REAR SETBACK - 25 FEET - EXCEPT WHERE INCREASED AS DESCRIBED ABOVE.
  - SIDE LOT SETBACK - 7 FEET
  - CORNER LOT SIDE STREET FRONTAGE SETBACK - 15 FEET
7. THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.
8. THE PURPOSE OF THIS AMENDING PLAT IS TO RELOCATE A LOT LINE BETWEEN DRAINAGE TRACT "A" AND LOT 19, BLOCK 1.

KNOW ALL MEN BY THESE PRESENTS, that William R. Dunivan, Jr. and Edwin H. Vale, Jr., whose address is 2301 Federal Street, Killeen, Texas, 76543 being the sole owner(s) of that certain 1.043 acre tract of land in Bell County, Texas, part of the WM FREER Survey, Abstract No. 517, which is more fully described in the dedication of UNIVERSITY VILLAGE, FIRST AMENDMENT as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas, does hereby adopt said UNIVERSITY VILLAGE, FIRST AMENDMENT as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 27th day of June, 2014.

*Edwin H. Vale, Jr.*  
Edwin H. Vale, Jr., Owner

Before me, the undersigned authority, on this day personally appeared Edwin H. Vale, Jr. known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



*Evarista M. Dalan*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 8-20-2017

WITNESS the execution hereof, on this day of \_\_\_\_\_, 2014.

*William R. Dunivan, Jr.*  
William R. Dunivan, Jr., Owner

**ACKNOWLEDGMENT**

State of California  
County of San Diego

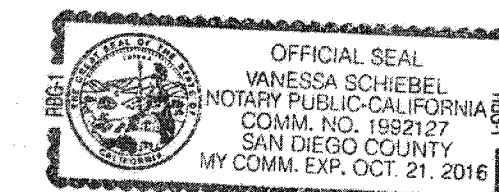
On June 25, 2014 before me, Vanessa Schiebel, Notary Public,

Personally Appeared William R. Dunivan Jr who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Vanessa Schiebel*  
Vanessa Schiebel, Notary Public



(Seal)

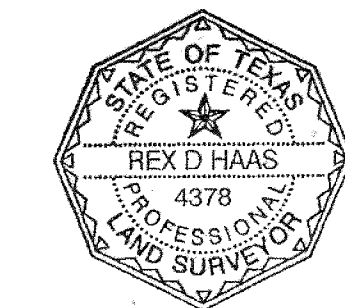
APPROVED this 9th day of June, 2014, by the Executive Director of Planning and Development Services of the City of Killeen, Texas.

*Tony D. Mohr*  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT

*Trish Hanken*  
PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



*Rex D. Haas*  
Rex D. Haas,  
Registered Professional  
Land Surveyor, No. 4378

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 2 day of July, A.D. 2014  
BELL COUNTY TAX APPRAISAL DISTRICT

BY: *senf*

FILED FOR RECORD this 14 day of July, 2014, in Year 2014.  
Plot # 9B, Plat Records of Bell County, Texas, Dedication Instrument # 2014-00024995, Official Public Records of Real Property, Bell County, Texas.

| NO. | DATE     | REVISIONS                |
|-----|----------|--------------------------|
| 1   | 6/5/2014 | CITY OF KILLEEN COMMENTS |

UNIVERSITY VILLAGE, FIRST AMENDMENT  
BEING AN AMENDING PLAT OF LOT 19, BLOCK 1 &  
DRAINAGE TRACT "A", UNIVERSITY VILLAGE  
KILLEEN, BELL COUNTY, TEXAS

AMENDING PLAT

SHEET TITLE

MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241  
I. B. P. L. S. FIRM REGISTRATION NO. 100004-00



DRAWN BY: FRB  
DATE: MAY 2014  
SCALE: AS SHOWN  
10'-292'-0"

AREA: 1.043 AC.  
BLOCK: 1  
LOT: 1